

43-103

#585

WARRANTY DEED
Statutory Short FormTRANSFER
TAX
PAID

We, Charles L. Gallagher, Jr. and Mary Gallagher of Waterville, Kennebec County, State of Maine, for consideration paid, grant to Carl J. Pantermoller and Cynthia Pantermoller of Waterville, Kennebec County, State of Maine, and whose mailing address is 47 Edgemont Avenue, Waterville, Maine 04901, with Warranty Covenants as joint tenants and not as tenants in common, the land in Waterville, Kennebec County, and State of Maine, bounded and described as follows; to wit:

012387

A CERTAIN lot or parcel of land situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

BEING Lot No. 90 on plan of Rosemar Park being further described as follows, to wit:

BEGINNING at an iron pin on the south side of Mathews Avenue at the northwest corner of land now or formerly of Robert Nagem; thence westerly along said southerly line of Mathews Avenue seventy (70) feet to an iron pin; thence southerly at right angles to Mathews Avenue one hundred eighteen (118) feet to an iron pin; thence easterly at right angles seventy (70) feet to an iron pin; thence northerly at right angles to last mentioned line one hundred eighteen (118) feet to the southerly line of Mathews Avenue.

THIS conveyance is made upon the express conditions and subject to the following restrictions:

1. That no building, or any part of a building, including porches, shall ever be erected or allowed to stand upon said lot within twenty-five (25) feet of Mathews Avenue or within five (5) feet of the west and east boundary line;
2. That no residences for more than two families will be build thereon;
3. That no trade or business will be carried on thereon;
4. That the lot will not be used for storage of any new or second-hand goods, automobiles, machines, junk or salvage material of any kind;
5. That no separate garage shall be built thereon larger than twenty (20) by twenty (20) feet, two (2) car, and that the front of said garage shall not be nearer to Mathews Avenue than thirty-five (35) feet;
6. That no dwelling house costing less than six thousand (\$6,000) shall be built thereon.

BEING all and the same premises acquired by Charles L. Gallagher and Mary G. Gallagher by Warranty Deed from Robert R. Brissette and

Susanne E. Brissette, f/k/a Susanne E. Cormier, dated September 11, 1988 and recorded in the Kennebec County Registry of Deeds in Book 3426, Page 73.

WITNESS our hands and seals this 17th day of May, 1993.

Signed, Sealed and Delivered
in the presence of:

William P. Dubord

William P. Dubord

Charles L. Gallagher, Jr.
Charles L. Gallagher, Jr.

Mary Gallagher
Mary Gallagher

STATE OF MAINE
COUNTY OF KENNEBEC

Dated:

May 17, 1993

Then personally appeared the above named **Charles L. Gallagher, Jr. and Mary Gallagher** and acknowledged the foregoing instrument to be their free act and deed.

Before me,

William P. Dubord
Notary Public
Print Name William P. Dubord

RECEIVED KENNEBEC SS.

1993 MAY 27 AM 9:00

ATTEST: Lynne B. Moore
REGISTER OF DEEDS